

22 JAN 1982

## MEMORANDUM FOR THE RECORD

SUBJECT: Master Plan Presentation to the McLean Citizens Association

1. At the request of Mrs. Kaye Burke, President of the McLean Citizens Association, the Office of Logistics made a presentation of the Agency's Master Plan to that group on 6 December 1981. The following persons were present representing the Agency and its interest:

James McDonald, Director of Logistics  
Dan King, Deputy Director of Logistics  
[redacted] Chief, Building Planning Staff  
[redacted] Building Planning Staff  
[redacted] Building Planning Staff  
[redacted] Skidmore, Owings & Merrill  
[redacted] JHK & Associates

2. Mr. McDonald presented the opening remarks by relating the history of the Agency's move to Langley and of past efforts to develop a Master Plan that would provide consolidation of Agency personnel. [redacted] then described the design by Skidmore, Owings & Merrill which is currently under review by the National Capital Planning Commission (NCPC) as well as Fairfax County and other local groups. It was emphasized that funding has not yet been requested for construction and that the current effort is to secure approval for a two phase Master Plan.

3. Since it was assumed that traffic impact would be a universal concern of the group, [redacted] of JHK & Associates presented an overview of the traffic analysis included in the Environmental Assessment. [redacted] advised that the analysis was based upon zip code data of Agency employees, traffic counts made by JHK & Associates, and historical traffic data from the Virginia Department of Highways. She stated that this analysis indicated that if the Agency instituted Transportation System Management (TSM) measures such as extending the schedule of starting times, expanding the existing carpool program, and limiting increased parking to 1,000 spaces, the existing peak hour traffic load would not be increased by implementation of the Master Plan.

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4. Following [redacted] remarks, the audience was given an opportunity to ask questions and express their opinions. The following issues were addressed and discussed.

a. Traffic impact was the most critical concern, and several persons questioned the ability of the Agency to maintain the status quo of peak hour traffic by TSM.

b. Existing condition and poor maintenance of the General Services Administration's (GSA) nursery area and fencing adjacent to Saville Lane.

c. Environmental impact on telecommunications equipment proposed to be located on the Scattergood-Thorne property.

d. It was agreed that visual impact of the new facility was not a problem because of its location and natural buffers.

5. After extensive discussion on these matters, the Association passed a motion giving preliminary approval of the Master Plan with certain caveats with respect to traffic impact and review of the areawide Environmental Impact Statement prepared by GSA. The official position of the Association was formulated on 6 January 1982 and was transmitted by letter to the NCPC on 7 January 1982. A copy of their letter is the attachment to this memorandum.

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[redacted]  
Building Planning Staff, OL

Attachment:

A/S

Distribution:

Orig - OL/BPS Subject, w/att  
1 - OL/BPS Chrono, w/att  
1 - OL/BPS Reader, w/att

OL/BPS [redacted]

(8 Dec 81)

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## McLEAN CITIZENS ASSOCIATION

P. O. BOX 273  
MCLEAN, VIRGINIA 22101

January 7, 1982

The Honorable Helen Scharf  
Chairman  
National Capital Planning Commission  
1325 G Street, NW  
Washington, D.C. : 20576

Dear Mrs. Scharf:

At the January 6th meeting of the Board of Directors of the McLean Citizens Association, the proposed CIA Master Development Plan was discussed. The MCA has serious concerns regarding CIA's choice of options and we wish to express these to the Commission. There are two major areas of concern: 1). transportation and 2). landscaping. Other general comments have also been added.

The first area of concern is off-site transportation improvements. The MCA does not support the proposed CIA off-site transportation recommendations as the most appropriate alternatives to accommodate traffic level increases made necessary by on - site expansion plans. The MCA strongly recommends that the CIA continue working with the County, VDH&T, and MCA to consider all reasonable alternatives to provide necessary improvements to off - site roadways, including the George Washington Parkway, Route 193, the Turkey Run Farm access road, and Route 123. The off - site road improvements must provide safe access, egress, and throughfare adjacent to the CIA. The MCA feels that the fly-overs proposed by VDH&T, while solving a transportation problem, might create a visual intrusion upon the rural nature of Route 123 and Route 193 entrance area. The MCA is willing to explore the specific design of these improvements with the CIA, the County, and VDH&T.

Any support for on-site expansion is contingent upon the CIA securing federal funds for all off-site transportation improvements as part of Phase I development. These transportation improvements must be completed prior to occupancy of the new facility.

The CIA should continue its efforts to expand the use of van-pooling and carpooling. The CIA should also expand and stagger the number of shifts. These and other Transportation System Management measures cited in the Environmental Assessment will supplement the off-site improvements.

Any off-site road improvements should also be coordinated with VEPCO to ensure that adequate land is available in State right-of-way to accommodate a transformer station in the event that the transmission line through Evermay is placed underground.

The second area of concern is the landscaping. The MCA recommends that the CIA coordinate with MCA on the landscaping plans. The Savile Lane area requires both deciduous and evergreen

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plantings to screen the nursery area. It would also be helpful if adequate clean-up provisions could be provided year round. The landscaping along the Turkey Run Farm access road should include evergreen plantings on the outside of the fence as well as a berm and screening on the inside of the fence. The Reception Center should be adequately screened so that the rural nature of the entrance is preserved.

Lastly, the Phase II development should ensure that the rural character of the Scattergood-Thorne site is preserved. The antennae should not be visual from off-site. The underground record storage entrance should either be screened from the conference house or conform to the architectural nature of the existing structures.

Fairfax County has completed an archeological survey for the entire Potomac River area except the CIA site. Mr. Michael F. Johnson, the County archeologist, should be contacted and allowed to complete the survey prior to any commencement of construction.

Thank you for the opportunity to present our views. If you have any questions, please call me during business hours at 323-4341 or 821-0001.

Sincerely,



Kaye Sloan Burke  
President